



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: May 13, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: On the **Preliminary Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDP25-0002)**, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.

On April 21, 2025, the Planning & Zoning Commission unanimously recommended approval of the Verdancia Unit 2 Subdivision Preliminary Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of the Verdancia Unit 2 Subdivision Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission and the final plat.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP25-0002 Verdancia Unit 2 Preliminary**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: April 21, 2025
Staff Contact: Art Rubio, Chief Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: East of Eastlake Blvd & North of horizon Blvd.

Property ID Nos.:

Legal Description: Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 Acres ±

Property Owner: Hunt Horizon Crossing, LLC

Applicant/Rep.: CEA Group, Jorge Grajeda

Nearest Park: Horizon Mesa Park

Nearest School: Horizon High School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	Vacant	Vacant
E	PUD (Planned Unit Development)	Residential
S	Vacant	Vacant
W	C-2	School
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:

Preliminary Subdivision:

The proposed preliminary residential subdivision includes 210 lots for single-family residential development, 1 commercial lot, 2 pond areas, 2 Public Parks, 1 Amenity Site, the smallest lot measuring approximately 5,376 sq. ft. and the largest lot measuring approximately 17,539 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential collector street, a 64' feet velvet ash street residential collector, and a 78' velvet ash street residential collector.

Cumulative Parkland Dedication:

Verdancia Unit 2 requires .76-acres of parkland dedication and \$29,600.00 in park fees based on Horizon City's Cumulative parkland dedication and fee requirements. The applicant is proposing to satisfy the requirement through the dedication of 3.46-acres of parkland. The proposed dedication consists of 2 parks, a 1.11-acre on the north part of the subdivision and a 1.58-acre to the south of the subdivision.

Staff Recommendation:

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

1. Plat note states there are covenants, please submit the covenants.
2. Lot 1, Block 8 is below the minimum required of 5,500 sqft. It is at 5,376 sqft.
3. Is Lot 49, Block 8, commercial site proposing to drain to residential pond?

Town Engineer Comments:

1. Sec. 4.2.2.5: Provide features pertinent to subdivision such as any existing utilities with the size of sewer or water mains on Eastlake Boulevard or other connection points.
2. Sec. 4.2.2.9: Provide certification from utility and/or service agencies indicating their satisfaction with the location and extent of utility easements. The certification must also state whether utility services will be sufficient to serve the subdivision. If these certifications are not submitted with the preliminary plat, the City may forward the plat and a comment sheet to the agencies to request service information and easement location comments. A fee will be assessed to cover the associated cost.
3. Add existing utilities to legend.
4. Provide legal description of property south of Block 2.

El Paso 9-1-1 District Comments:

No Comments

TxDOT Comments:

No Comments

El Paso Electric Company:

Along Eastlake Dr, please change the Utility Easement to 12' wide the same as Unit 1. Also please continue the Utility Easement to the crossing of Velvet Ash St and Eastlake

Texas Gas Service:

In reference to Verdancia Unit 2, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:

This Project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.

Clint ISD:

Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):

No Comments

HRMUD:

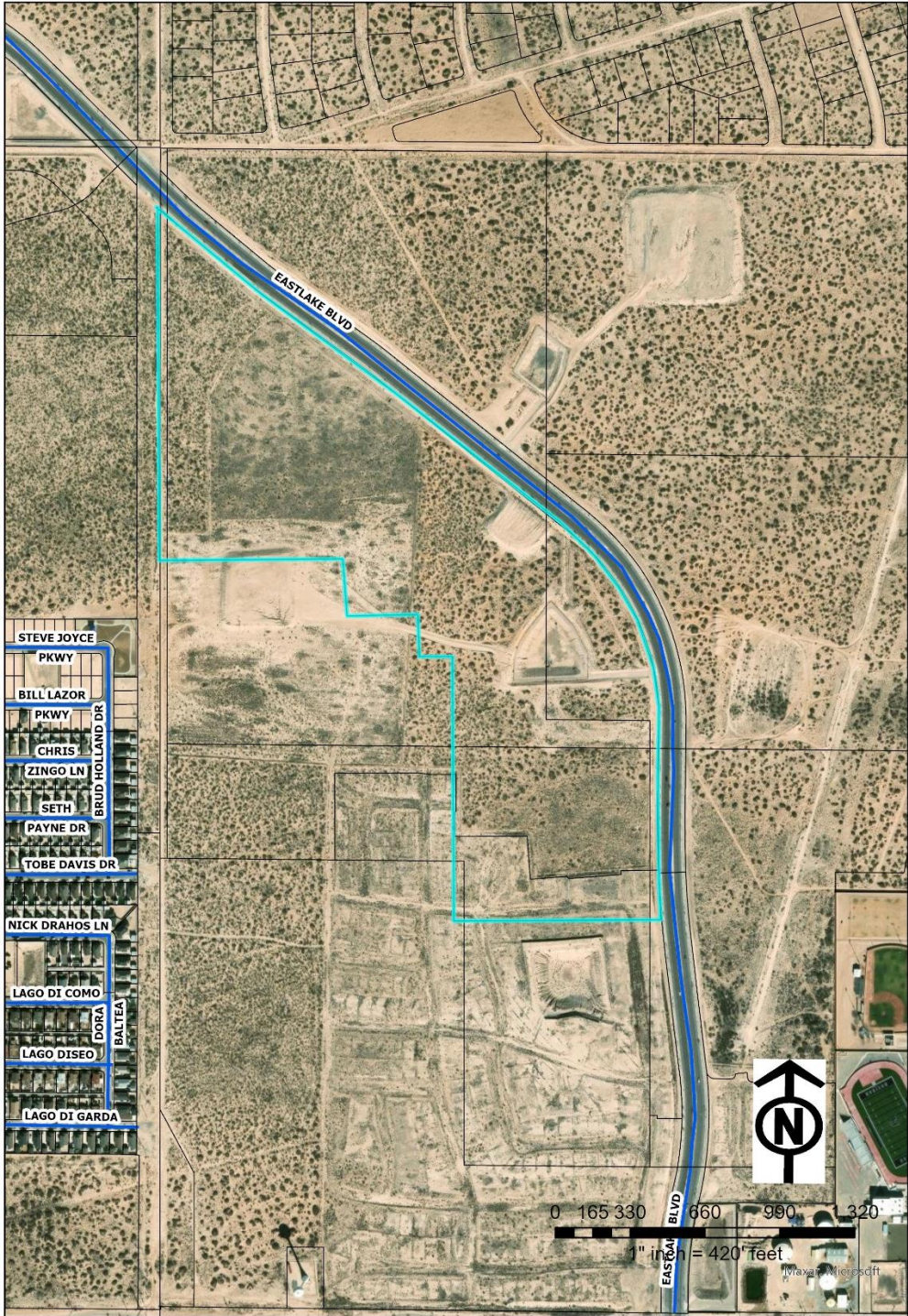
No Comments

Attachments:

- 1 – Aerial
- 2 – Zoning Designation Map
- 3 – Location Map
- 4 – Preliminary Plat
- 5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
- 6 – Modification Request
- 7 – Application

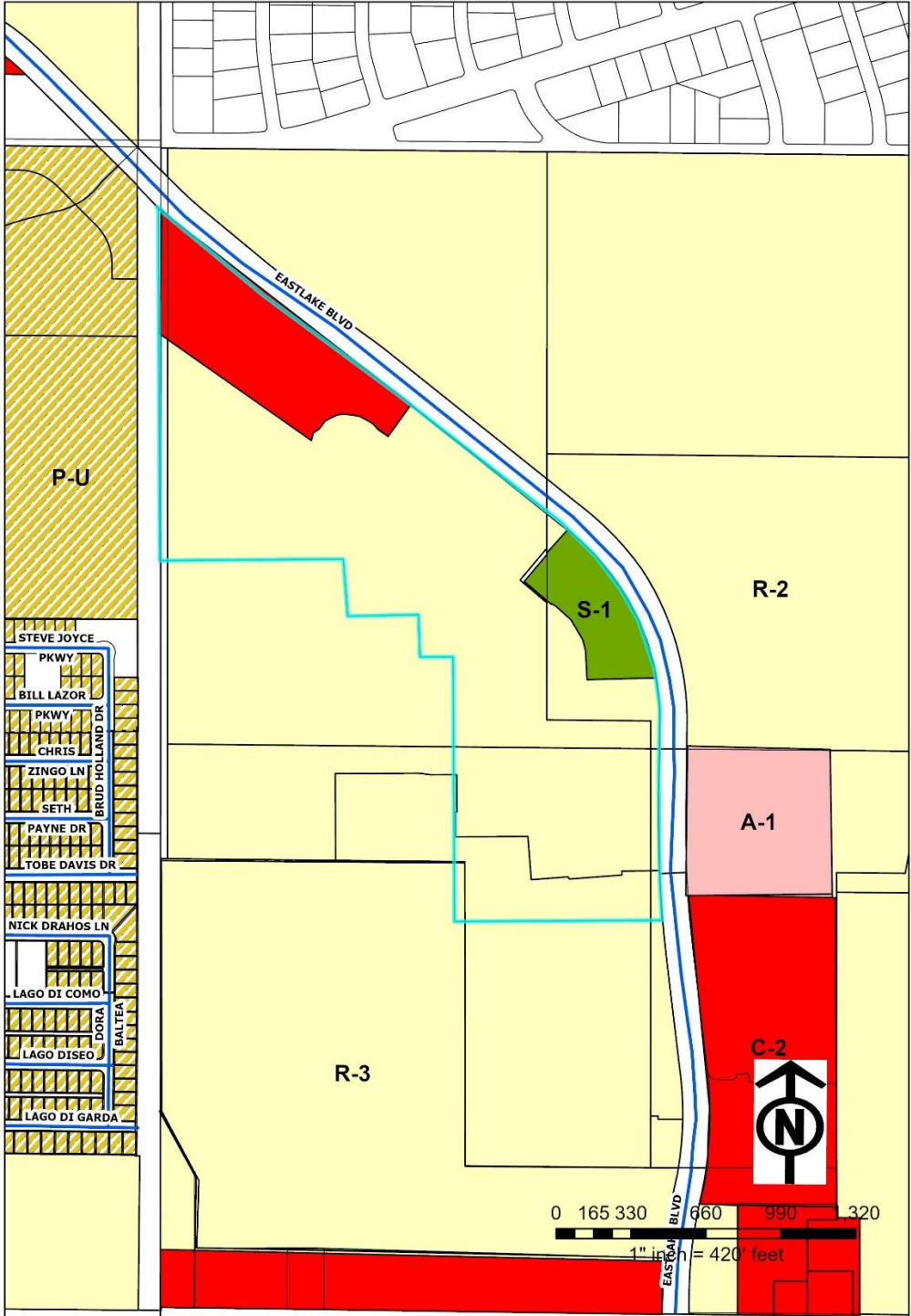
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 2 Preliminary Plat
Case No. SUC25-0002**

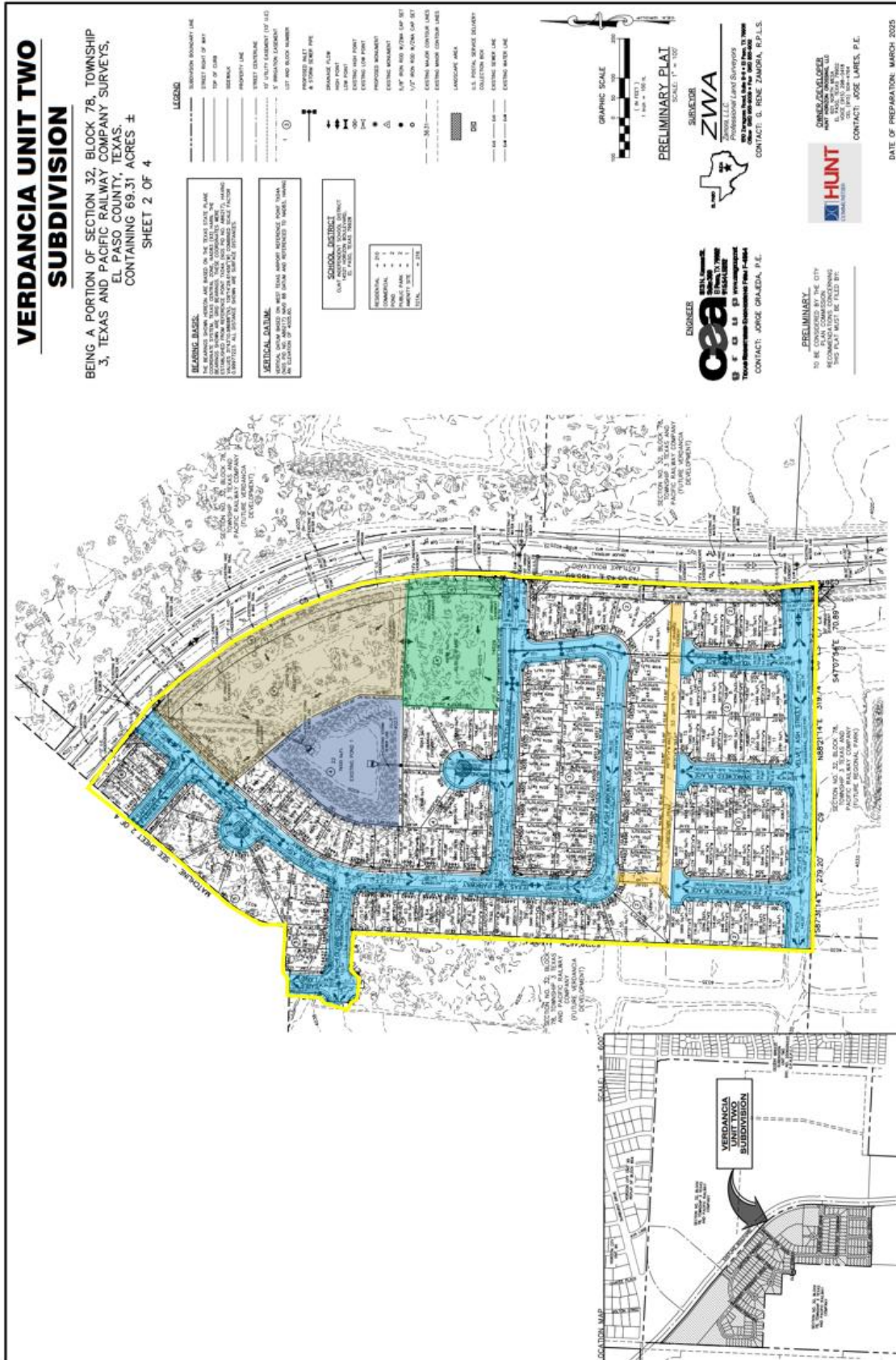


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Verdancia Unit 2 Preliminary Plat
Case No. SUC25-0002**



Attachment 4: Preliminary Subdivision Plat (South)

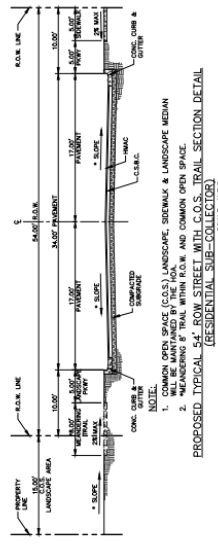


Attachment 5: Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs

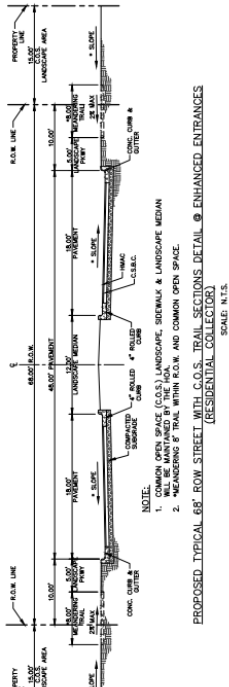
VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP
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EL PASO COUNTY, TEXAS
CONTAINING 69.31 ACRES ±

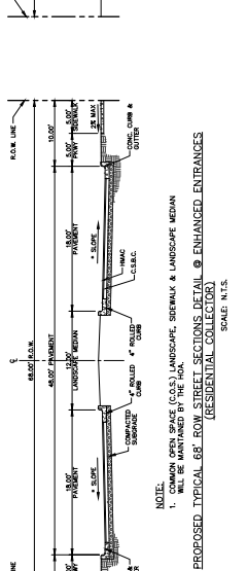
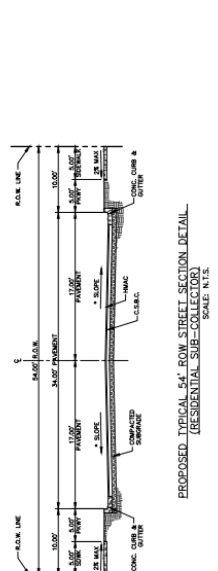
SHEET 4 OF 4



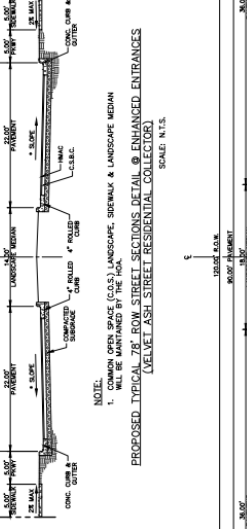
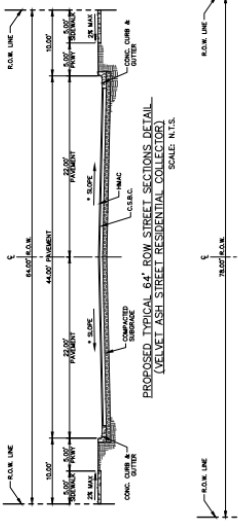
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN
WILL BE MAINTAINED BY THE HOA.
2. GUTTERING & TRAIL WITHIN ROW AND COMMON OPEN SPACE.



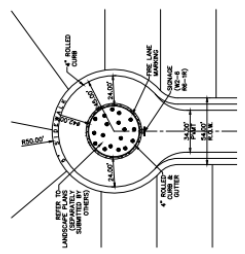
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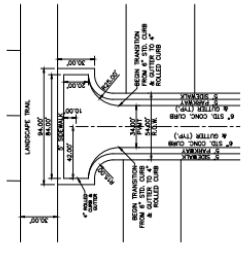
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NOTES:
1. CUL-DE-SAC SHALL UNLESS OTHERWISE SPECIFIED
BE MAINTAINED BY HOA.



DATE OF PREPARATION: MARCH, 2025

Attachment 6: Modification Request



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

March 25, 2025

Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Two Subdivision – Modification Request Letter

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification from a 52-ft residential sub-collector street right-of-way to a 54-ft street right-of-way at all local residential sub-collector streets. The 54-ft street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.
2. Modification to use a 54-ft street right-of-way with meandering trails at all local residential sub-collector streets abutting common open space lots. The 54-ft street right-of-way will consist of two 5-ft parkways, 34-ft wide pavement structure with curb & gutter and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
3. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Modification to use a 64-ft street right-of-way residential collector at Velvet Ash St. which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 44-ft wide pavement structure with curb & gutter.
6. Modification to use a 78-ft street right-of-way residential collector at the enhanced neighborhood entrance on Velvet Ash and Eastlake Blvd. intersection. The 78-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 22-ft wide pavement structures and a 14-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.



Mr. Art Rubio, Chief Planner
Verdancia Unit Two - Modification Request-Revised
March 25, 2025

7. Modification to use 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.
8. Modification to use "T" Cul-de-Sac access streets on Kidneywood Place, Snakeweed Place and Youpon Place. The proposed "T" Cul-de-Sac will consist of a 54-foot right-of-way within the straight segment with 34-ft pavement width, two 5-ft parkways and two 5-ft wide concrete sidewalks. The "T" hammer head section will consist of a 94-ft width right-of-way, with an 84-ft wide pavement section and 5-ft sidewalks on each end. The length of these "T" Cul-de-Sacs will vary between 285-ft to 311-ft from center of intersecting street to center of "T" Cul-de-Sac.

The proposed "T" Cul-de-Sacs will enhance the neighborhood character by allowing visibility and pedestrian access to the proposed 30-ft access landscape trail adjacent and abutting these. In addition to, the proposed layout allows room for emergency vehicle turning movement. The use of "T" Cul-de-Sacs have been an accepted means of street access within the El Paso County region.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JG', written over a blue horizontal line.

Jorge Grajeda, P.E.
Project Manager

I-2090-029-verdanciaunitwosubd_thc modificationrequest.ar.25march.2025
JG/jg

Attachment: Preliminary Plat

cc: Jose Lares, P.E., Hunt Communities, LLC.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Application



Town of Horizon City, TX
Town of Horizon City Hall

14999 Darrington Road
Horizon City, TX 79928
915-852-1046
<https://www.horizoncity.org/>

PERMIT

SDP25-0002	SUBDIVISION (PRELIMINARY)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033205010	EXPIRES:
PROJECT NAME: VERDANCIA UNIT 2 PRELIMINARY	

APPLICANT: Grajeda, Jorge
813 N. Kansas St.
El Paso, TX 79902
915-544-5232

OWNER: Nelda Rodriguez
601 N MESA ST STE 1900
EL PASO, TX 79901

Detail Name	Detail Value
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. Residential: single-family/duplex. Commercial: retail/office. Industrial: manufacturing/assembly. Institutional: church/hospital. Civic: library/park/government	Residential Development
Number of Units:	216
Acreage:	69.31
If single-family or duplex development is proposed: enter the average floor area of houses	1800
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	See attached modification request letter for modifications for proposed street sections.
What type of landscaping is proposed?	Medians
If answered "Other", please describe the landscaping type proposed or enter N/A	Medians, Common Open Space
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	Yes, if yes please attach copy
If the project will have improvements dedicated to the City, have the plans been approved?	N



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If the project has improvements dedicated to the City, please enter the date the submitted improvement plans were received, or enter N/A if not applicable (attach Transmittal Proof of Plans Submitted)

N/A. Plans to be submitted soon.

Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately.

I acknowledge

FEES:	<u>Paid</u>	<u>Due</u>
Subdivision Preliminary Plat Application Fee	\$1,500.00	\$0.00
Application approval - engineering fee (initial fee)	\$800.00	\$0.00
Technology fee surcharge added to all permits	\$115.00	\$0.00
Totals :	\$2,415.00	\$0.00